



AUSTIN
ESTATE AGENTS

Lodmoor Hill

Weymouth

Dorset

DT4 7FH

£360,000

SUMMARY

- Modern Terraced Family Home
- Accommodation over Three Floors
- Three Double Bedrooms
- Light & Airy Lounge
- Modern Kitchen / Diner
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Energy Efficient Gas Central Heating & Double Glazing
- Front Driveway & Rear Garden
- Close to Local Shops & Amenities
- Sought After Lodmoor Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 9' 5" x 14' 6" max into bay (2.86m x 4.42m max into bay)

Kitchen / Diner 15' 8" x 9' 11" (4.77m x 3.01m)

WC 6' 10" x 3' 3" (2.08m x 0.99m)

FIRST FLOOR

First Floor Landing

Bedroom Two 8' 10" x 13' 7" (2.68m x 4.15m)

Bedroom Three 9' 0" x 12' 7" (2.74m x 3.83m)

Bathroom 6' 3" x 5' 11" (1.90m x 1.81m)

SECOND FLOOR

Second Floor Landing

Bedroom One 12' 0" x 14' 9" max into bay (3.65m x 4.49m max into bay)

En-Suite Shower Room 6' 9" x 6' 6" (2.05m x 1.98m)

OUTSIDE

Front Garden & Driveway

Rear Garden



THE PROPERTY

We are delighted to offer to the market this modern family home in the highly sought after location of Lodmoor in Weymouth. The property boasts light and airy accommodation set over three floors including three double bedrooms, front aspect lounge, contemporary kitchen / diner, family bathroom, downstairs cloakroom, en-suite shower room, ample storage cupboards, energy efficient thermostatically controlled gas central heating and double glazing system. Outside the property enjoys a driveway to the front and attractive garden to the rear.

From the entrance door access is gained into the hallway with stairs to the first floor and doors to the lounge, downstairs cloakroom, understairs storage cupboard, and kitchen/diner. The lounge is a front aspect room with bay window providing plenty of natural light. The spacious kitchen/diner features a range of contemporary wall and base units, integral oven and hob with extractor above, there is ample space for additional domestic appliances as well as a family dining table. A double glazed window and door overlook and lead to the rear garden. Completing the ground floor accommodation is the cloakroom with WC and wash hand basin.

Stairs rise to the first floor where, bedrooms two and three, and the family bathroom are located. Bedrooms two and three are both spacious double rooms. The family bathroom offers a modern, white three piece suite including low level WC, pedestal wash hand basin and panelled bath with shower over.

Located on the second floor is the main bedroom, which has the added advantage of an en-suite shower room comprising a large walk-in shower cubicle, pedestal wash hand basin and WC. This well proportioned room enjoys a front aspect window providing plenty of natural light with access to a walk-in wardrobe. A further large storage / airing cupboard is located off of the en-suite.

Externally, to the front is an independent driveway and to the rear is a garden, predominately laid to lawn with a patio adjacent to the property. The garden shed is included in the sale.

Lodmoor Hill has a range of facilities including a convenience store, launderette, post office, bakery and public house situated within close proximity of the property. Weymouth's award-winning seafront is located about half a mile from the property and Dorchester Road provides direct access to the beach at Greenhill. Weymouth Town Centre is about a mile from the property and offers a wide range of independent and national retailers. There is a regular bus route on Dorchester Road that provides regular trips to the town centre. A mainline railway offering transport links to both London Waterloo and Bristol Temple Meads is a short drive away.

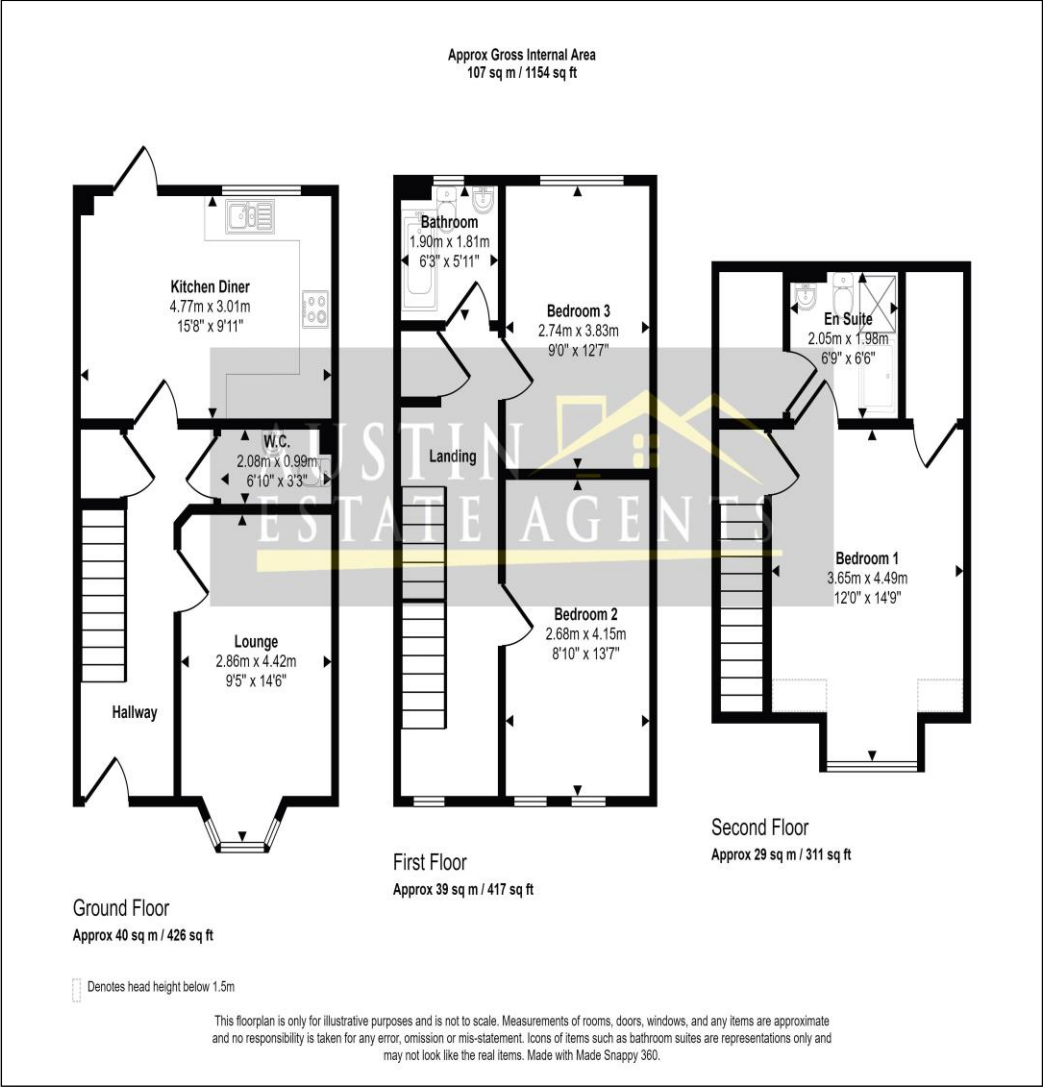
For further information, or to make an appointment to view, please contact Austin Estate Agents.







FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D **TENURE: Freehold**

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.